

**ORDINANCE OF THE BOROUGH OF MERCHANTVILLE,
COUNTY OF CAMDEN AND STATE OF NEW JERSEY
ADOPTING THE REDEVELOPMENT PLAN FOR BLOCK 9,
LOTS 2, 3 AND 4, PREVIOUSLY DESIGNATED AS “AREAS IN
NEED OF REDEVELOPMENT” WITHIN THE BOROUGH OF
MERCHANTVILLE, AND ADOPTING THE REHABILITATION
PLAN FOR BLOCK 9, LOTS 9, 10, 11 AND 12, PREVIOUSLY
DESIGNATED AS “AREAS IN NEED OF REHABILITATION”
WITHIN THE BOROUGH OF MERCHANTVILLE, PURSUANT
TO N.J.S.A. 40A:12-1 ET SEQ.**

WHEREAS, the Borough Council of the Borough of Merchantville, a municipal corporation in the County of Camden, State of New Jersey, has found that the public health, safety, morals and welfare of the community shall be promoted by the virtue of well planned redevelopment and rehabilitation; and

WHEREAS, on July 11, 2010, by Resolution No. 10-76, attached hereto and a part of this Resolution, the Borough Council of the Borough of Merchantville found that there was substantial evidence to support a finding that all of the properties designated as Block 9, Lots 2, 3 and 4, listed in “Preliminary Investigation for Determination of an Area in Need of Redevelopment – West Maple Avenue, Block 9, Lots 1-12 and Block 10, Lots 1-10,” dated April 23, 2010, prepared by Remington & Vernick Engineers, Inc. of Haddonfield, New Jersey, attached hereto and a part of this Resolution, on the Official Tax Map located within the Borough of Merchantville, were areas in need of redevelopment and shall be designated as a “redevelopment area” pursuant to N.J.S.A. 40A:12A-6; and

WHEREAS, on July 11, 2010, by Resolution No. 10-76, attached hereto and a part of this Resolution, the Borough Council of the Borough of Merchantville found that there was substantial evidence to support a finding that all of the properties designated as Block 9, Lots 9,

10, 11 and 12, listed in “Preliminary Investigation for Determination of an Area in Need of Redevelopment – West Maple Avenue, Block 9, Lots 1-12 and Block 10, Lots 1-10,” dated April 23, 2010, prepared by Remington & Vernick Engineers, Inc. of Haddonfield, New Jersey, attached hereto and a part of this Resolution, on the Official Tax Map located within the Borough of Merchantville, were areas in need of rehabilitation and shall be designated as a “rehabilitation area,” pursuant to N.J.S.A. 40A:12A-6; and

WHEREAS, redevelopment and/or rehabilitation projects must be undertaken pursuant to a “redevelopment plan” or a “rehabilitation plan” adopted by municipal ordinance pursuant to N.J.S.A. 40A:12A-7, and said redevelopment plan and/or rehabilitation plan must include an outline for the planning, development, redevelopment or rehabilitation of the project area; and

WHEREAS, on October 18, 2010, the Mayor and Borough Council of the Borough of Merchantville, County of Camden, and State of New Jersey directed the Planning Board of the Borough of Merchantville to prepare a proposed redevelopment plan and a proposed rehabilitation plan for those areas so designated as “areas in need of redevelopment” and as “areas in need of rehabilitation,” respectively, by Resolution No. 10-109 of the Mayor and Borough Council of the Borough of Merchantville; and

WHEREAS, on April 26, 2011, the Planning Board of the Borough of Merchantville adopted a Resolution, attached hereto as “Exhibit A,” recommending to the Mayor and Borough Council of the Borough of Merchantville the adoption of the Redevelopment Plan and of the Rehabilitation Plan, as revised, attached hereto as “Exhibit B,” for those areas so designated as “areas in need of redevelopment” and as “areas in need of rehabilitation,” respectively, by Resolution April 26, 2011; and

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and Borough Council of the Borough of Merchantville, that the Redevelopment Plan and the Rehabilitation Plan, prepared by Remington & Vernick Engineers, dated April 1, 2011, as revised, attached hereto as "Exhibit B," for those areas of land within the Borough of Merchantville, more particularly described as Block 9, Lots 2, 3 and 4 on the Official Tax Map of the Borough of Merchantville, designated as "areas in need of redevelopment," and for those areas of land within the Borough of Merchantville, more particularly described as Block 9, Lots 9, 10, 11 and 12 on the Official Tax Map of the Borough of Merchantville, designated as "areas in need of rehabilitation," by Resolution No. 10-76, dated July 11, 2010, for approval by the Mayor and Borough Council of the Borough of Merchantville, be and hereby is adopted.

THE BOROUGH OF MERCHANTVILLE

BY: _____
FRANK M. NORTH, MAYOR

ATTEST:

DENISE BROUSE, BOROUGH CLERK

The foregoing Ordinance was introduced by Mayor and Council at the regular meeting held on May 9, 2011. This Ordinance will be considered for adoption on final reading and public hearing to be held on June 13, 2011 at 7:30 p.m. in the Council Meeting Room, Merchantville Borough Hall, 1 West Maple Avenue, Merchantville, New Jersey.

The purpose of this Ordinance is to adopt the Redevelopment Plan and Rehabilitation Plan, respectively, for the "West Maple Avenue Project Area." A copy of this Ordinance is available at no charge to the general public between the hours of 8:30 AM to 4:30 PM, Monday through Friday (Legal Holidays excluded), at the Office of the Borough Clerk, Merchantville Borough Hall, 1 West Maple Avenue, Merchantville, New Jersey.